

12. MACFARLANE PARK – PLUNKET BUILDING

Officer responsible Community Advocate	Author Barbara Ford
Corporate Plan Output: Leases and Applications	

The purpose of this report is to inform members of progress on consideration of applications to use the Plunket building upon MacFarlane Park. The Board is now required to accept one of the applications, to advise the Plunket Society and seek a change in the lease through the Parks Unit.

BACKGROUND

The Board and staff have for some time been attempting to facilitate a resolution regarding the vacant Plunket building upon Macfarlane Park.

At its 24 November meeting the Board received a report from the Area Parks Officer advising that Plunket wished to surrender its lease of part of Macfarlane Park, and that expressions of interest had been received from two community groups to use the building. The Board set up a Committee to act over the Christmas/New Year break to call for registrations of interest from other community groups, and report back to the Board in February.

Registrations of interest were advertised, and two firm applications received. A further verbal interest was expressed, but no written proposal received.

REGISTRATIONS OF INTEREST

Registrations of Interest were received from Kulcha Trust Inc. and Shirley Community Trust. The Board had received a deputation from Kulcha Trust at its 24 November 1999 meeting, and met with Shirley Community Trust on 27 March 2000.

Following the above the Board Committee met on 7 April to consider the proposals. The Committee resolved:

1. That staff hold discussions with Plunket Society representatives to decide on a mutually agreeable settlement to enable the transfer of the former Plunket building upon Macfarlane Park and report back to the Board.
2. That the Shirley Community Trust be offered the future use of the Plunket Building upon Macfarlane Park.
3. That the Board look at options for assisting Kulcha Trust to move to an empty shop in Acheson Avenue.

Copies of minutes of the meetings held on 15 March, 27 March and 7 April are attached.

ROYAL NEW ZEALAND PLUNKET SOCIETY (INC) - CHRISTCHURCH NORTH EAST BRANCH

On 12 April the Community Advocate and Area Parks Officer met with the President of the Christchurch North East Branch of the Plunket Society and discussed the procedure whereby Plunket would surrender its lease and relinquish ownership and any financial interest in the building. The President then undertook to discuss the matter with the committee and formally present a proposal to the Council. As a result the Council received a letter from Plunket dated 26 April 2000 which contained the following proposal.

"The Royal New Zealand Plunket Society, Christchurch North East branch (Inc), would like to relinquish the lease of the Shirley Plunket Rooms based in Acheson Avenue, to the Christchurch City Council for a consideration." (Financial details of Plunket's proposal are covered in the Public Excluded portion of this agenda)

KULCHA TRUST INC.

Kulcha Trust had advised that they had held discussions with the owner of the shop on the corner of Acheson Avenue and Emmett Street and that a draft lease agreement was being prepared to allow occupation of that shop.

On 19 April the Community Advocate and Community Development Advisor met on site with Kulcha Trust Inc representatives, the shop owner and his solicitor. Following a brief discussion and inspection of the premises, the solicitor advised that the shop would not be available for lease. Both the interior and exterior of the shop were in a very run down state and would need considerable expenditure prior to letting, therefore the owner now wished to sell the building.

- Recommendation:**
1. The Board confirms the Committee's resolution that the Shirley Community Trust be offered the future use of the Plunket Building on Macfarlane Park.
 2. That the Board make a grant from 1999/2000 Discretionary Funds to the Shirley Community Trust to be passed onto the Royal New Zealand Plunket Society, Christchurch North East Branch (Inc), as consideration for transferring the ownership of the existing building on Macfarlane Park to Shirley Community Trust.
 3. That the Parks Unit take the necessary steps to change the lease from Plunket to Shirley Community Trust.
 4. That staff continue to work with Kulcha Trust Inc. to find additional premises for the Trust to continue its activities.

Chairperson's

Recommendation: That the officer's recommendation be adopted.